

Bellevue Village

Development Opportunities in the
Northwest Downtown District

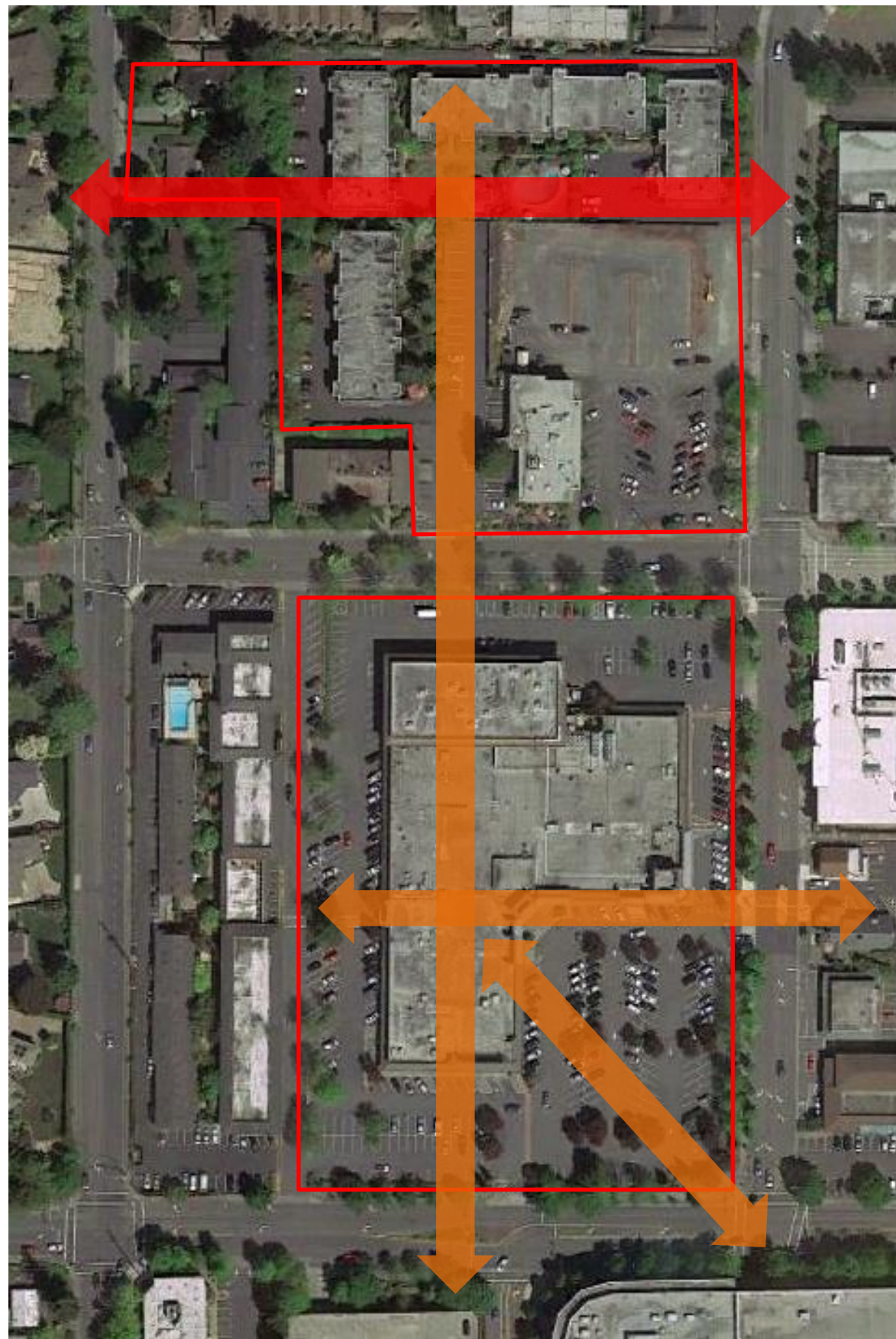


Bellevue Village

Where We Are Today

- The Fortin Group owns 11 Acres of land in the Northwest Corner of Downtown. The enclosed presentation was put together to test future development opportunities as part of The City “Downtown Livability” program. Fortin Group has no immediate plans or set schedule for redevelopment.
- Any future development would likely be built in four or more phases. The Fortin Group plans on keeping a major grocery store and a drug store on site and operational through any development phases.
- The future development will likely be primarily residential uses with complementary neighborhood retail and some supportive office space. This aligns with past neighborhood plans and stakeholder preferences. The Fortin Group not pursuing regional destination retail or institutional uses.
- Existing zoning allows the same capacity as the proposal shown in this presentation. No additional traffic impacts are anticipated. Adequate underground parking and new street parking is planned.
- Allowing more height in this location will open up the ground plane for public amenities and through block connections.
- Initial outreach has been very positive. Fortin has met with surrounding neighbors to share their plans, incorporate their ideas and address concerns.
- Fortin wants to lead the livability discussion for the NW Village with an exemplary master plan that fulfills city goals and builds upon the great neighborhood in place.

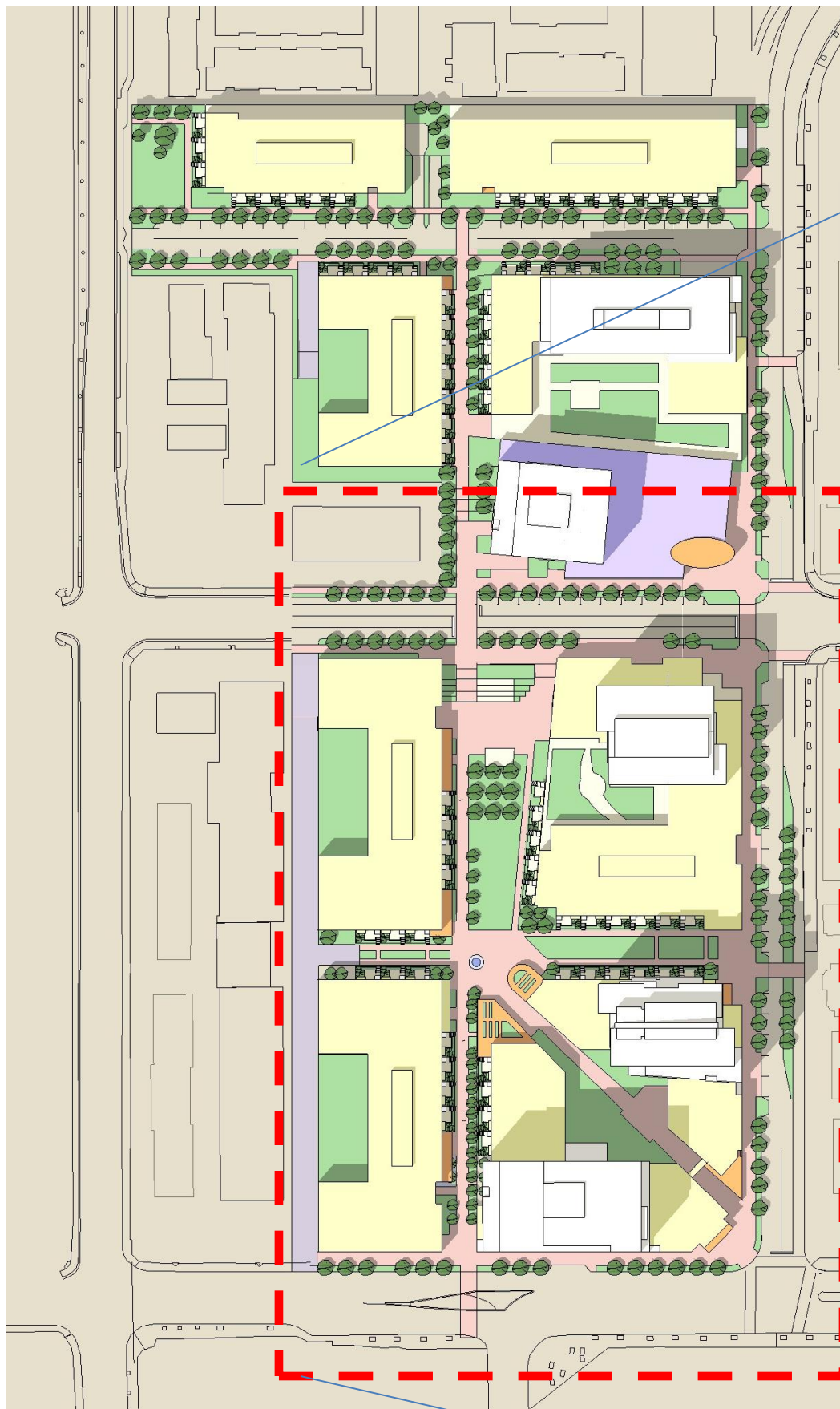




Large Site Opportunity:

The Fortin Properties represent 11 acres of NW downtown. This large site can meet many of the city's planning goals by opening up the large blocks to allow a new street and multiple pedestrian passageways.

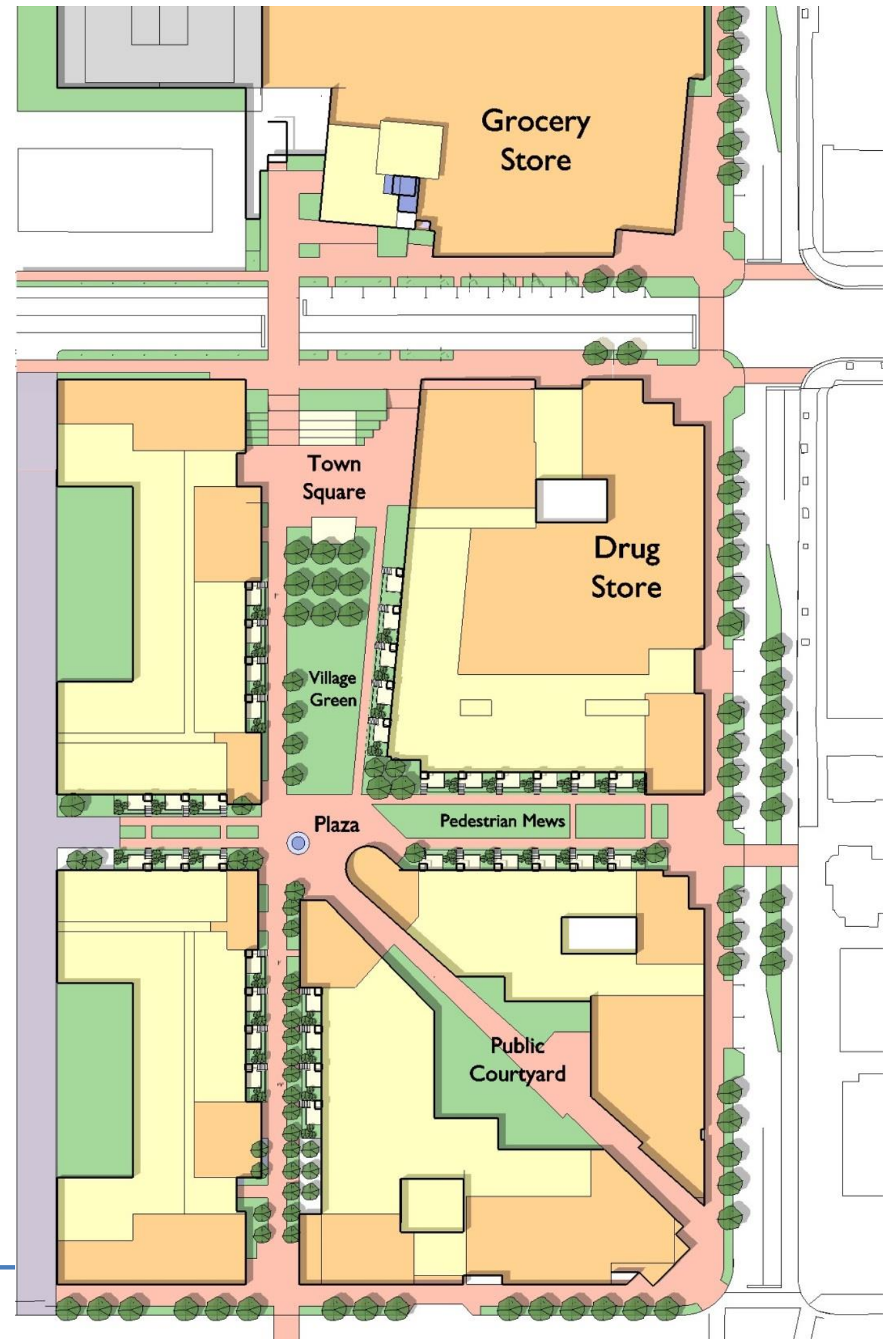


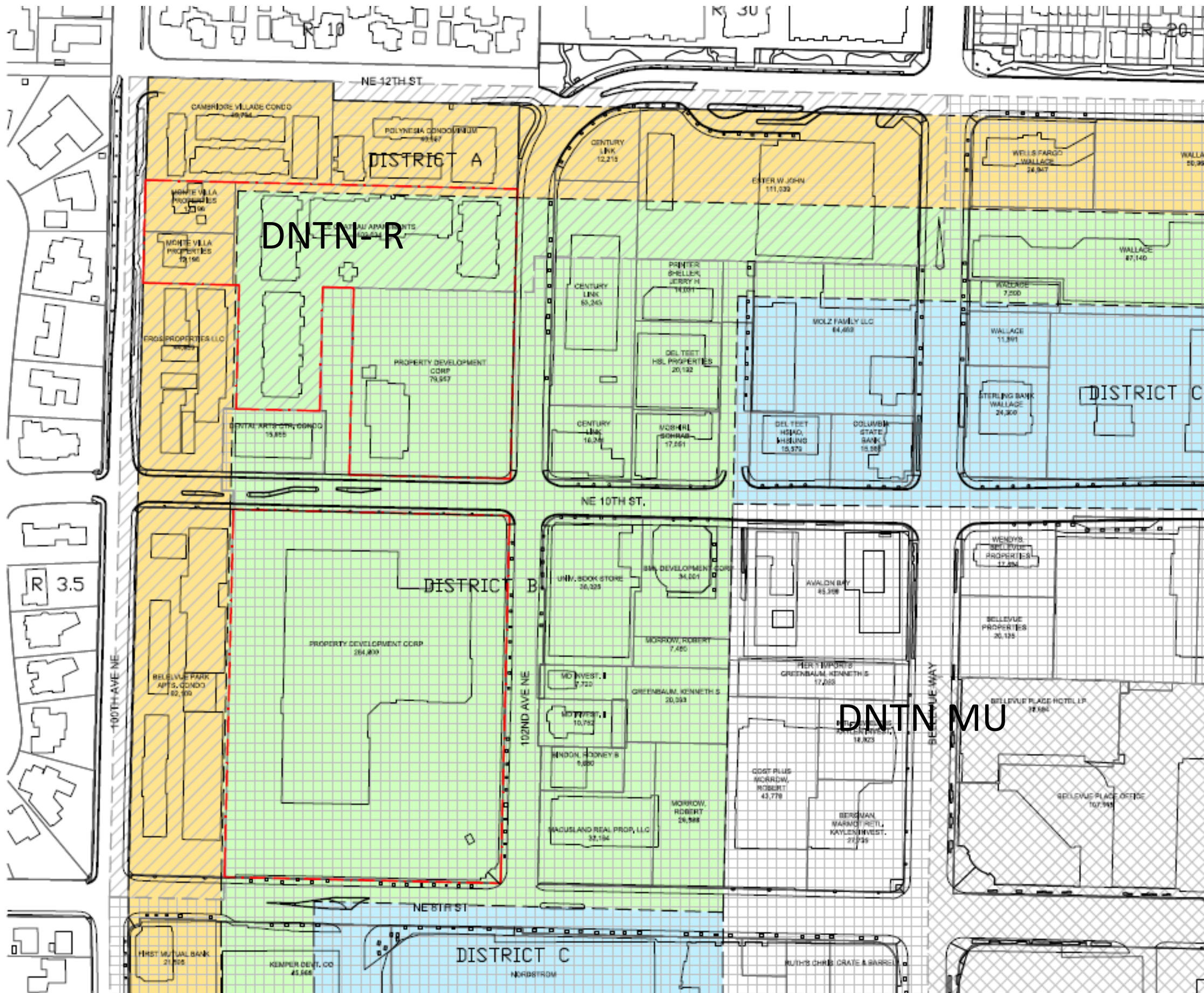


Ground Level Public Amenities:

- A town square,
- Public open space
- Generous landscaping
- Through block pedestrian connections
- Residential entrance stoops as “alleys with addresses”.
- Widened sidewalks

This is all activated by neighborhood serving retail & services, shown in orange on the right.





Current Zoning:

The Fortin properties are currently in the Downtown Mixed Use Zone with a perimeter district called the “B Overlay” (shown in green).

[illegible][illegible]



More Height = More Ground Level Public Amenities:

The discussion of new zoning at the Fortin properties would be incomplete without considering the effect on the ground plane. By allowing more height, the ground level can be opened up to provide public amenities and open space as shown in these examples. Without the zoning changes these amenities will not be feasible.

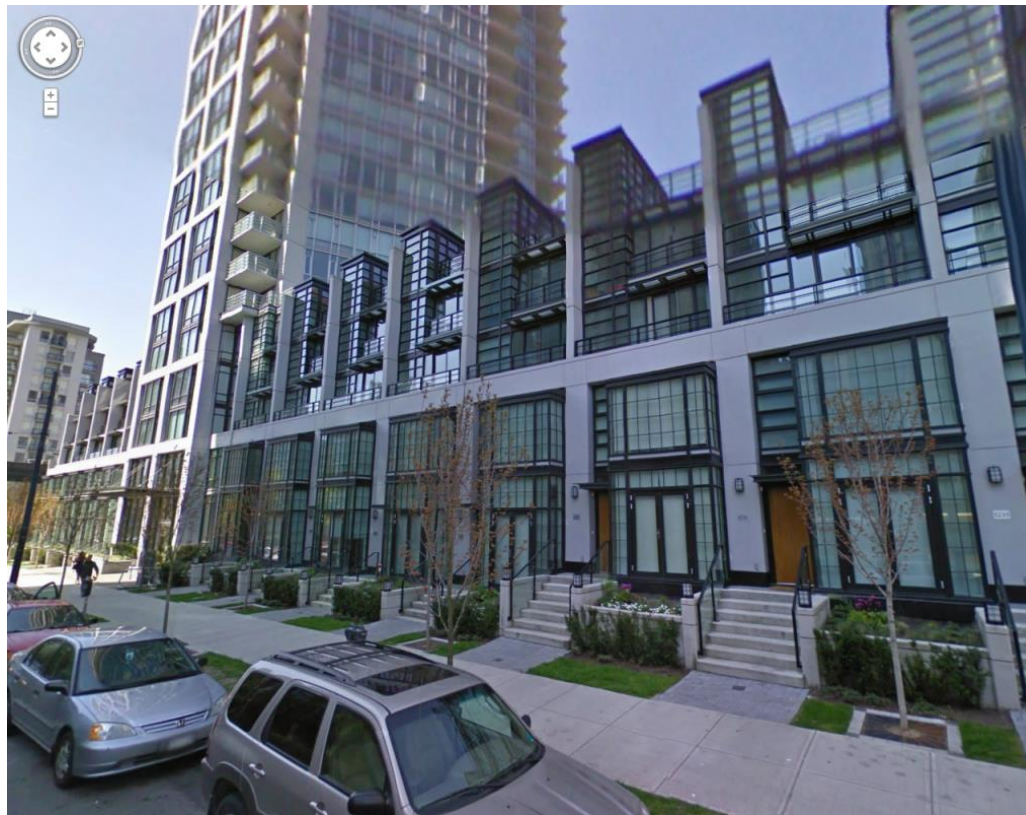
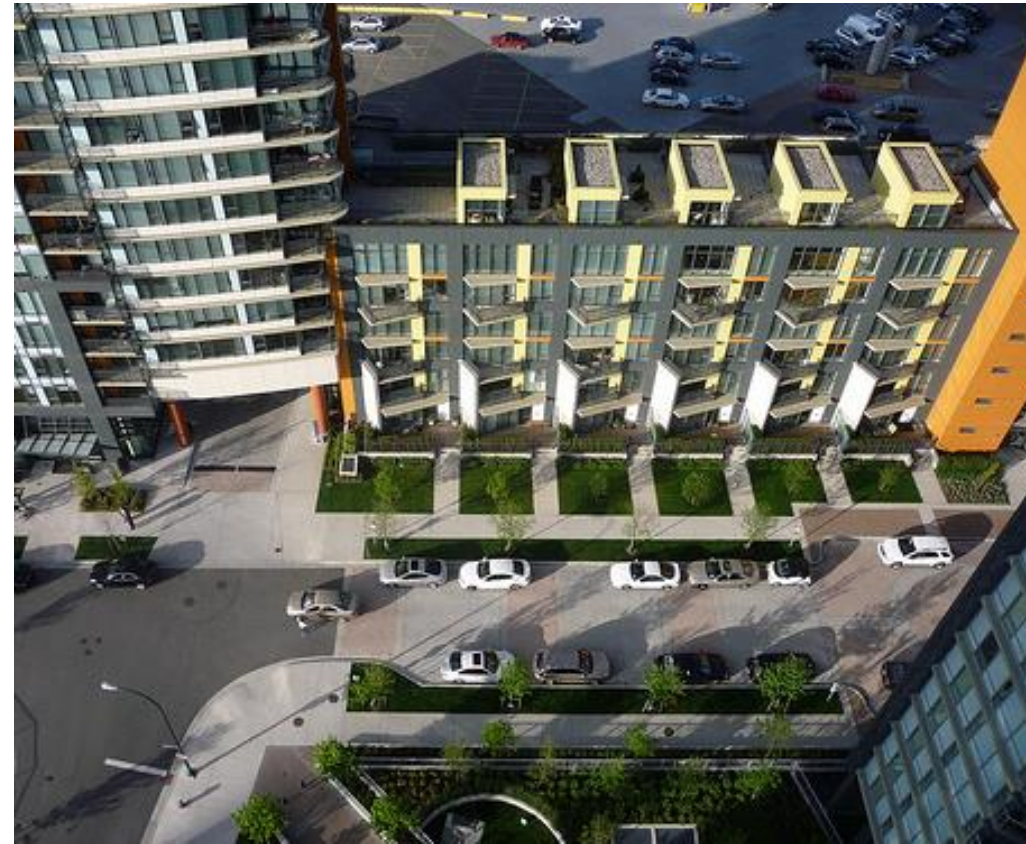




More Height = More Ground Level Public Amenities:

Adding height at the Fortin properties will enable these kinds of public realm enhancements.





Controlling Tower Bulk:

Adding height with will tower bulk controls can help activate the ground plane and improve light views and sun :

- Limiting Podium Height
- Introducing Tower Spacing
- Staggering tower Heights for variety
- Building only residential towers, which have smaller floor plates
- Limiting the size of each floor plate
- Putting in ground level entrances to residences.
- Generous setbacks to ensure public realm enhancements

Existing Zoning

99' Tall Buildings Throughout

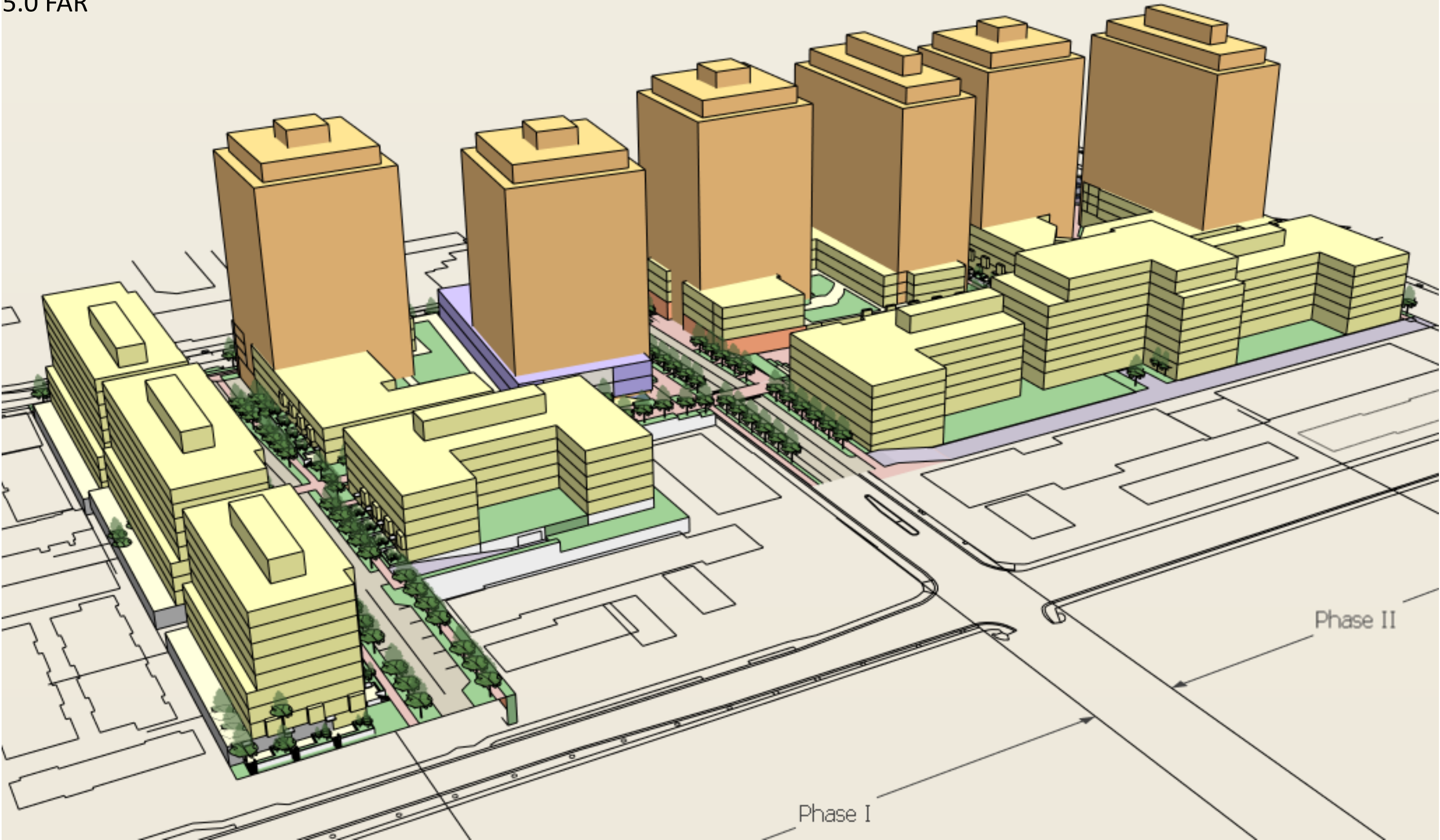
2,400,000 SF Development

5.0 FAR



Option C

Adopting The C Overlay
5.0 FAR



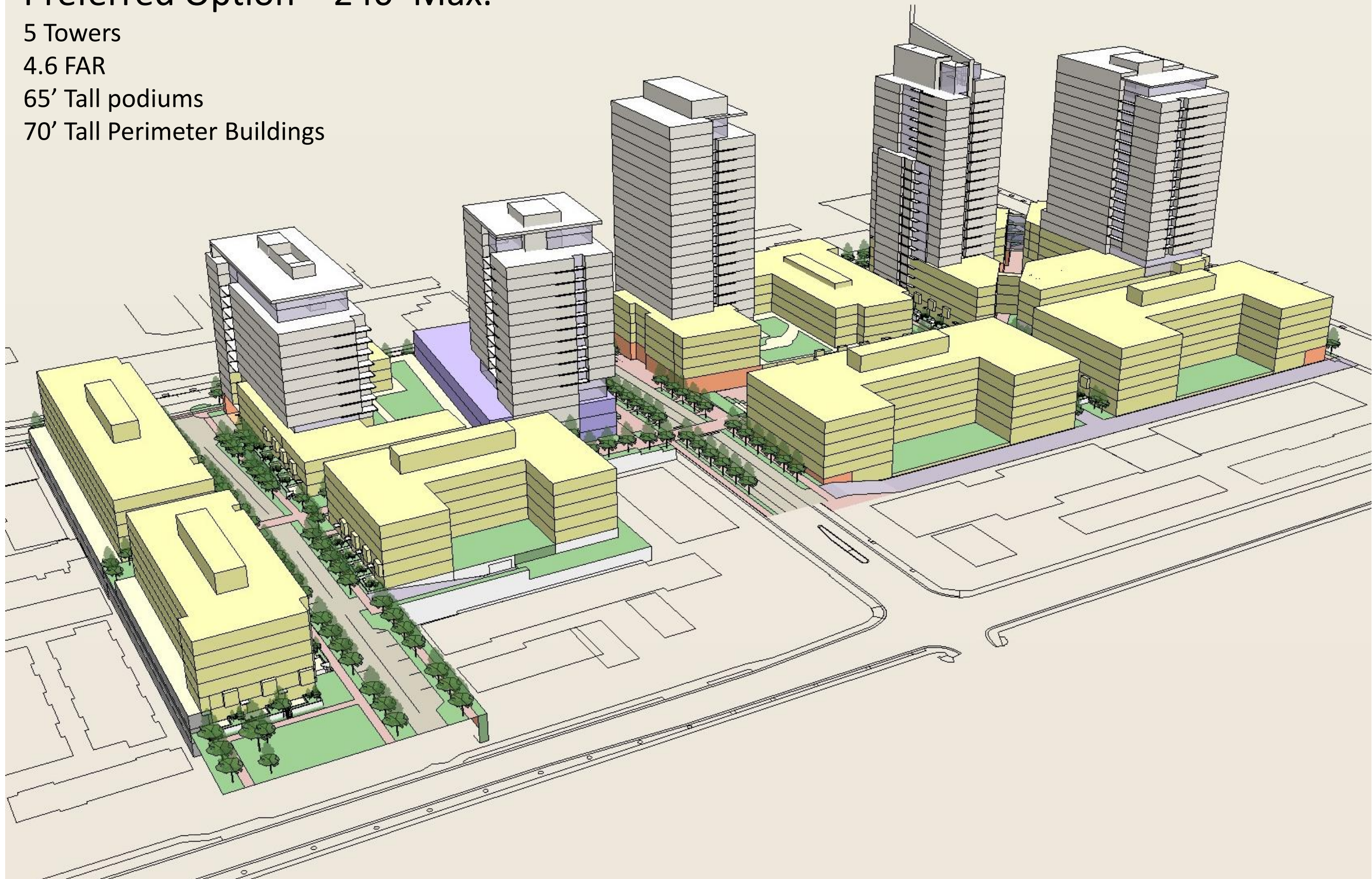
Preferred Option – 240' Max.

5 Towers

4.6 FAR

65' Tall podiums

70' Tall Perimeter Buildings



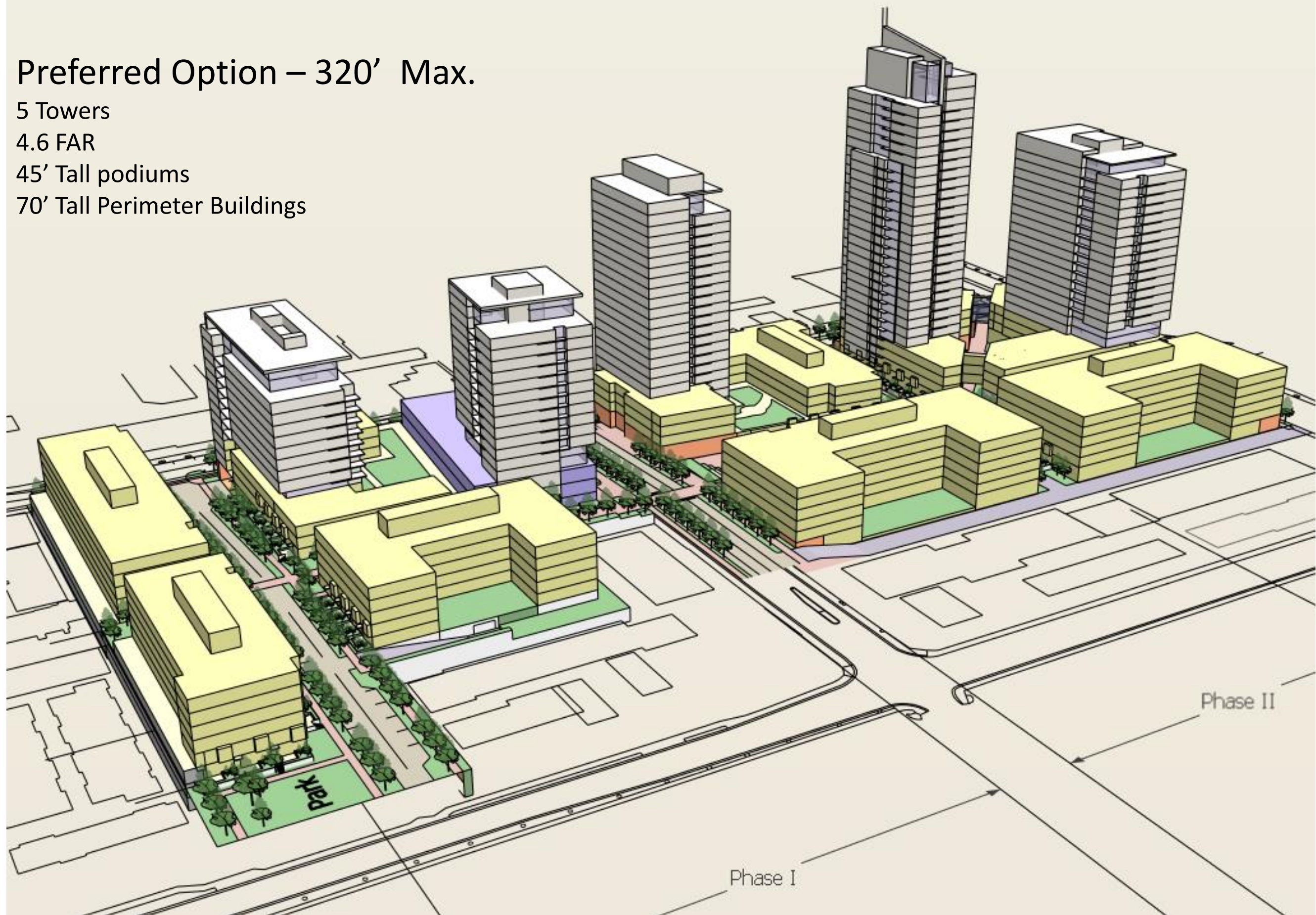
Preferred Option – 320' Max.

5 Towers

4.6 FAR

45' Tall podiums

70' Tall Perimeter Buildings

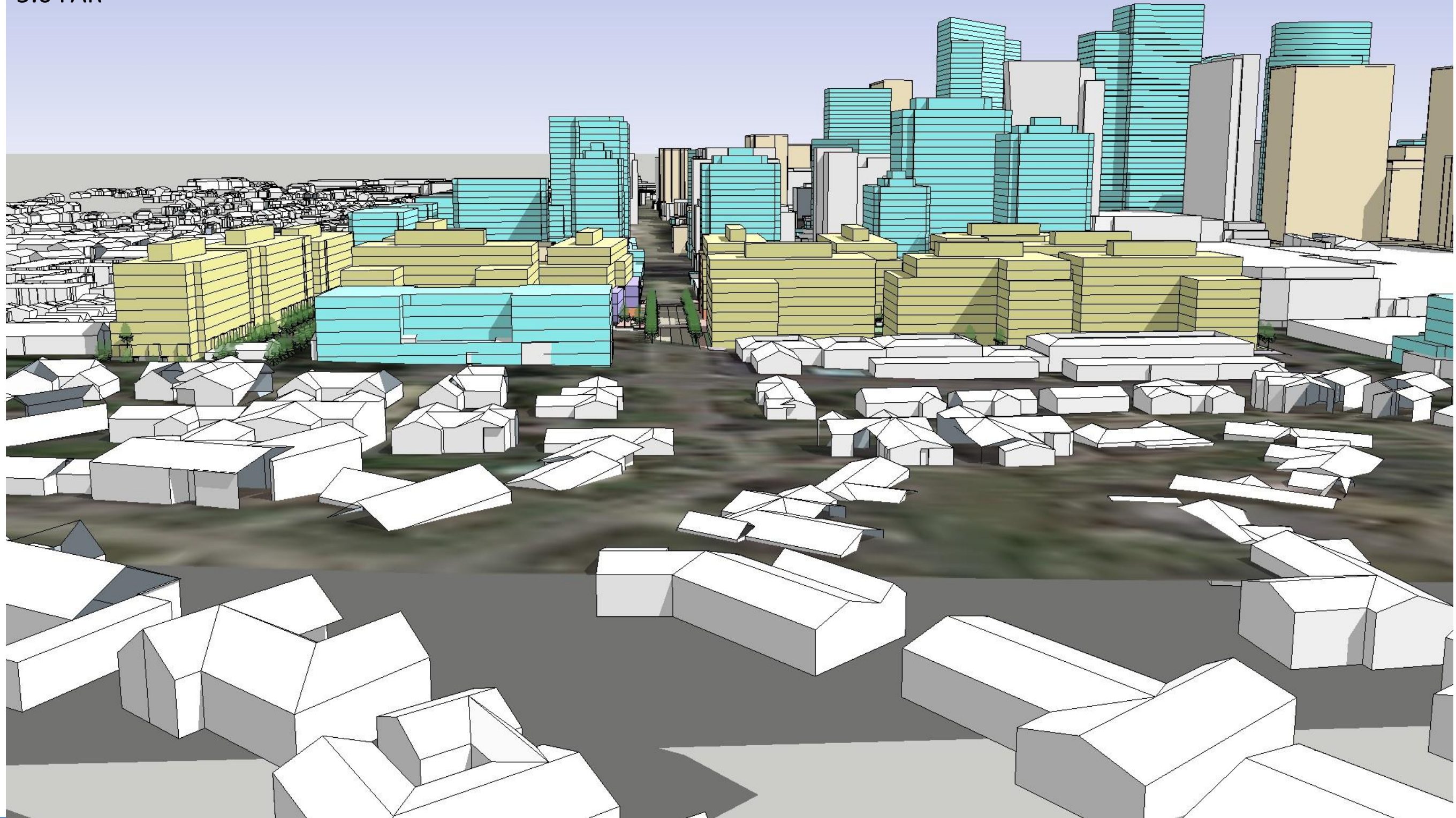


Existing Zoning

99' Tall

2,400,000 SF Development

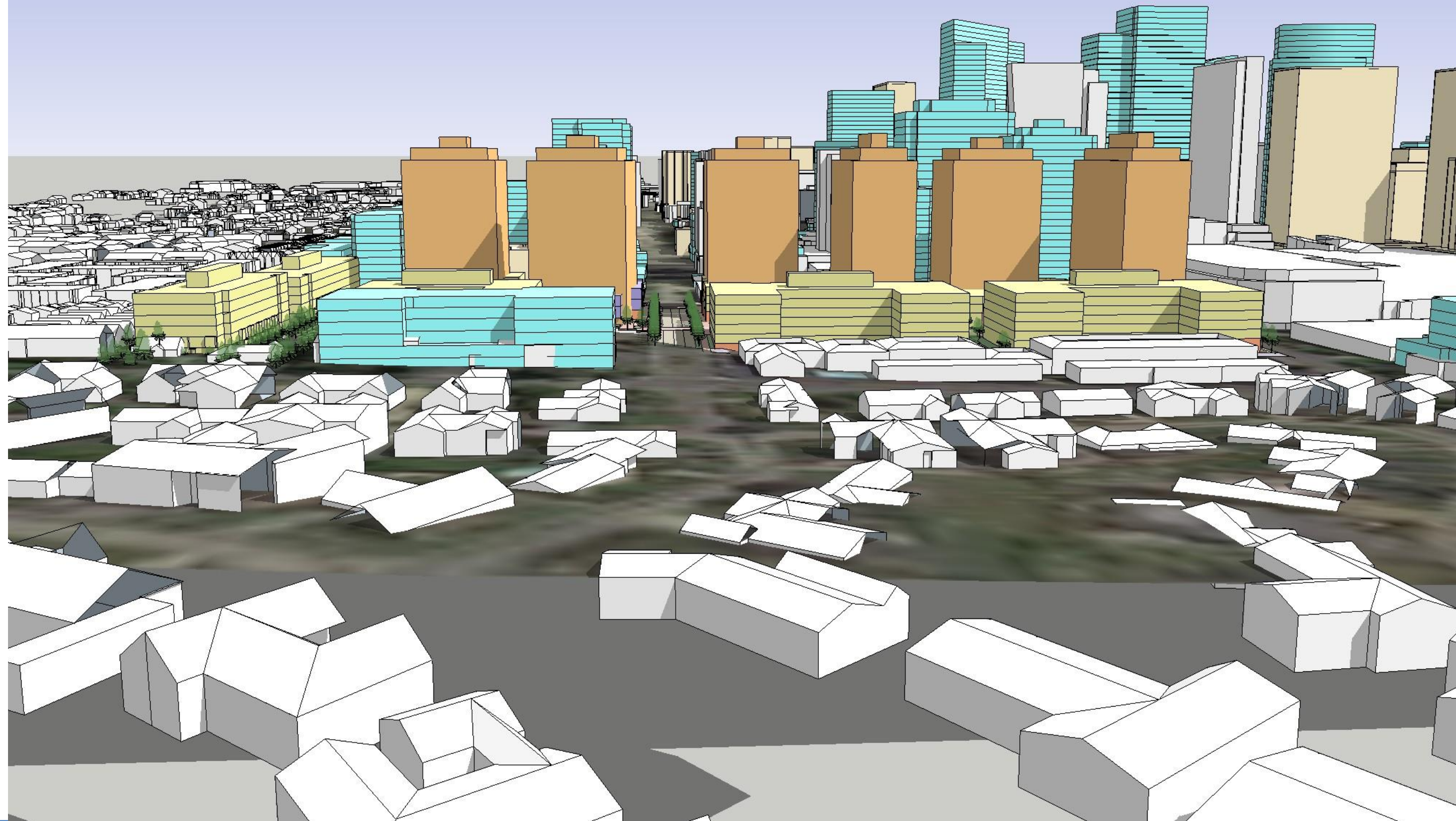
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City Option 200'

Adopting The C Overlay

5.0 FAR



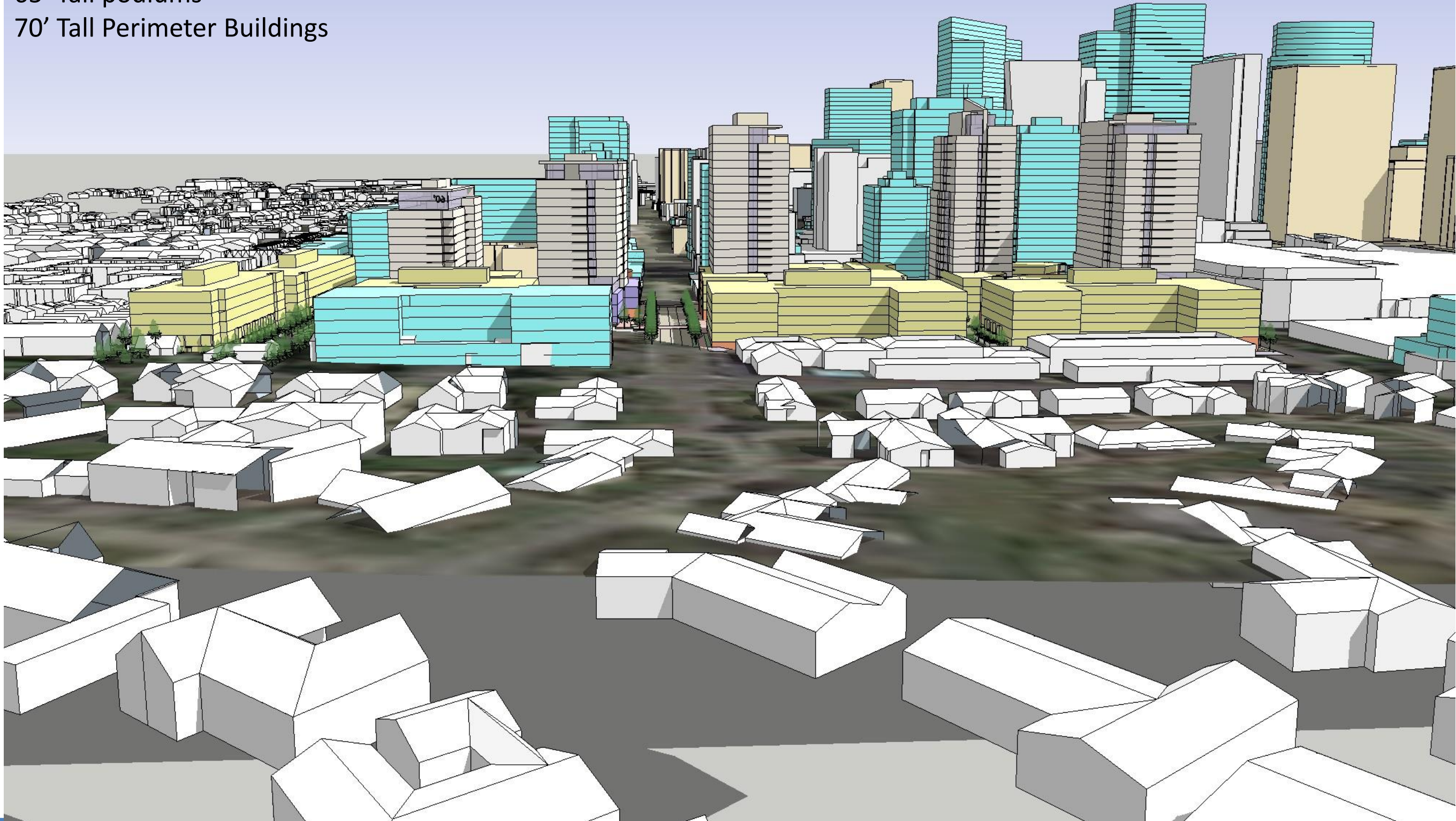
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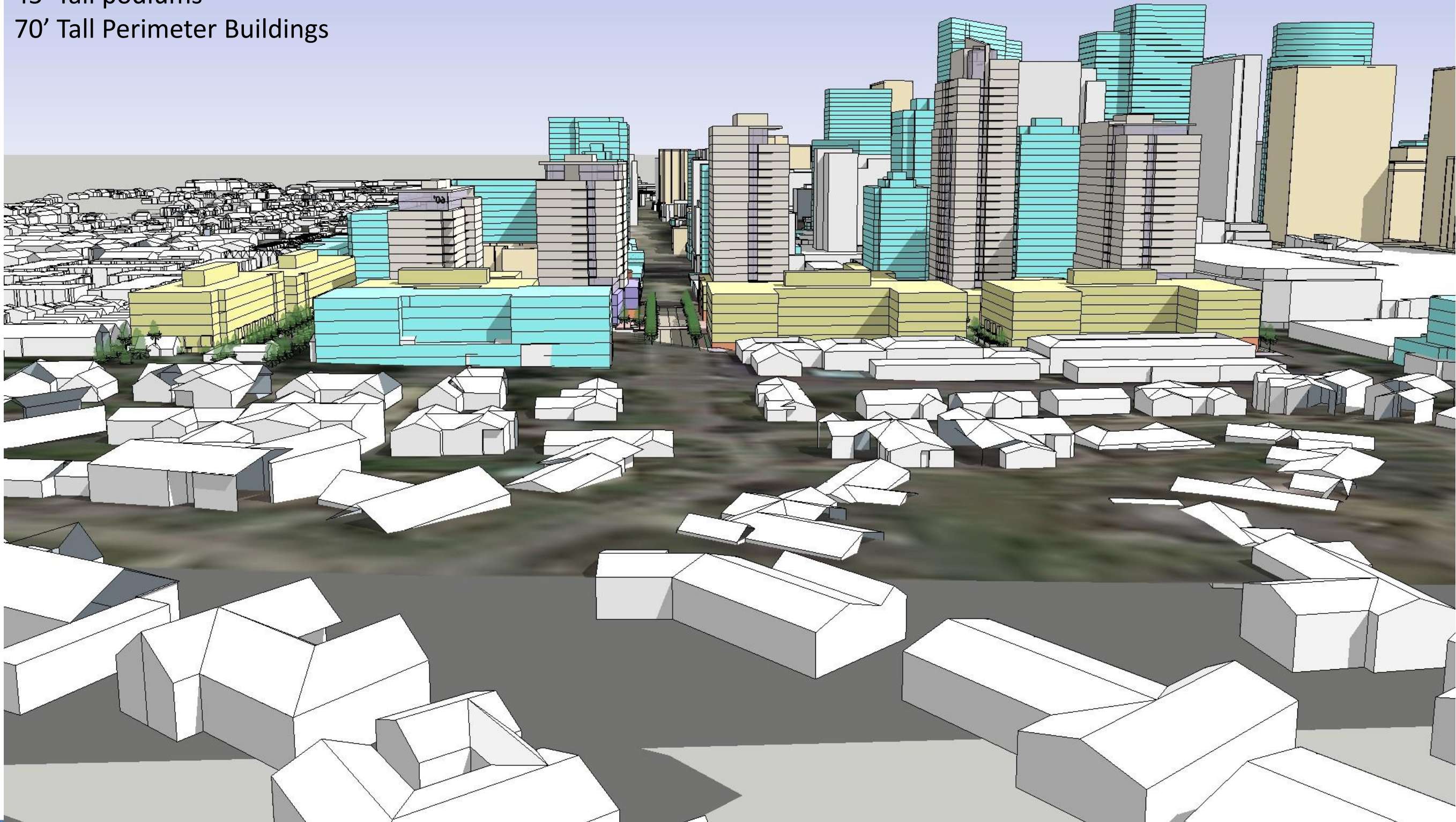
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Preferred Option – 240’ Max.



Preferred Option – 320’ Max.



Summary

- Large sites can better meet city goals with special considerations :
 - Development Agreement With Design Review
 - Trade Height for Variety of Form
 - 5 Towers vs. 6
 - Same FAR - No Increased Traffic Impact
- Control tower bulk by :
 - Limiting Podium Height
 - Introduced Tower Spacing
 - Limiting Structure Width
 - Taller Towers Where Less Shadow Impacts
- Rewarded Ground Plane Amenities :
 - Introducing A New Street
 - Widening Sidewalks
 - Underground Parking
 - Town Square, Pocket Parks & Through Block Crossings
 - Neighborhood Based Retail

